



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday July 7, 2015 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Ron Smith called the meeting to order at 6:00 PM. In attendance were:, Commissioner Sonia Ahmed, Commissioner Randy Owens, and Commissioner Jerry Stiller. Vice Chair Dennis Larson, Commissioner Mike McCrossin and Commissioner David Williams were all absent.

Staff present was Renae' Ollie, Planning Director and Mary Bradley, Administrative Assistant

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Owens gave the invocation and Commissioner Stiller led the Pledge of Allegiance.

ELECTION OF CHAIR AND VICE CHAIR

Chair Smith asked for a motion to table the election of chair and vice chair.

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller. Motion carried 4 – 0.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the June 2, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner Stiller and seconded by Commissioner Ahmed to approve the minutes as submitted. Motion carried 4 – 0.

REGULAR AGENDA

Regular Agenda

Item 1

Consider and act upon a recommendation to the City Council regarding a Final Plat for the Alanis Crossing Phase II Subdivision, creating 42 single-family residential lots on 26.239 acres, generally located northwest of FM 544 and Alanis Drive.

Staff Presentation

Correction was made the consideration is for a Preliminary Plat and not a Final Plat.

Ms. Ollie stated that the plat will create 42 single-family residential lots within a Planned Development Ordinance 2015-02, on 26.339 acres.

The plat shows large landscape buffers alson Alanis, FM 544 and the adjacent existing single-family residential lot. All buffers will be maintained by the HOA.

Board Discussion

The Commissioners questioned the use allowed on Lot 1, Block A. Mr. Ryan Joyce, Skorburg stated that a single-family residential structure will be developed on the lot. The lot was odd shape due to the design of the development.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to approve the Site Plan for Texeq, located 210 Security Court, Block A Lot 11 of Hooper Business Park. Motion carried 4 – 0.

Public Hearing

Item 1 – ZC 2015-05

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single Family Residential (SF 10/24) District to Neighborhood Service (NS), to allow an engineering firm to operate business. Property generally located at 634 North Ballard. ZC 2015-05

Staff Presentation

Ms. Ollie stated that the request is change zoning from residential use to an office use or engineering firm. The property is under two acres. The structure is a two story brick exterior, and approximately 5,400 square feet in size.

The applicant is requesting Neighborhood Services, which is less intense from the Commercial Corridor uses typically along Highway 78 and FM 544. Neighborhood Services caters more to small retail uses, some restaurants, general office and medical offices.

Thirty notifications were sent to property owners within 200 feet of the proposal. Thirteen notices were received all in opposition of the request.

The initial discussions with the applicant included the widening of Ballard/Parker Road. Currently, the road is two lane, and the county in 2018 has plans to widen to a four lane divided from Country Club and Parker, down to Ballard and Brown. The structure is not conducive to a single family residential use abutting onto a four lane divided major roadway.

The exterior of the building meets the requirements for the façade, so no work is required. The use requires fourteen parking spaces, so parking adjustments shall be made in order to meet the requirements from the ordinance.

The engineering firm is purchasing the property, and will use the structure as an office use with no outside storage or large trucks.

Ms. Kristen Die, 710 E Park Boulevard, Plano, Texas, controller for the engineering firm, stated that the structure located behind the house is a barn. There are no plans to remove or use the barn at this time. The parking is planned to be in front and to the side of the house.

Mr. Scott Crumb, 710 E Park Boulevard, Plano, Texas, senior partner, stated that the engineering firm designs linear utilities for telecommunications. The number of employees may extend to ten, but currently have five.

No trees will be torn down, and the barn in the backyard will remain also.

Public Comments

Chair Smith opened the Public Hearing.

Citizens speaking in opposition of the proposal were; Mr. Matthew Dement, 102 Fairmount, Ms. Gloria Ray Jordan, 602 Grassy Glen Drive, Mr. David Kiser, 506 Grassy Glen, and Mr. John Knight, 101 Windsor Drive; stating that the concern was for long term uses. The traffic and the type of use allowed, and possible flooding for the residents within Harvest Bend.

Chair Smith closed the Public Hearing.

Board Discussion

The Commissioners discussed the straight zoning versus the Planned Development. Ms. Ollie stated that if the engineering firm sold the property, the uses allowed by right within the Neighborhood Service District would be allowed. The applicant can

choose to withdraw the request and request a Planned Development, limiting only general office or engineering firm uses allowed.

Chair Smith stated that adjacent to the subject property is a vacant property, which could be sold and developed as Neighborhood Services also.

Board Action

A motion was made by Commissioner Owens, and seconded by Commissioner Ahmed to recommend approval to the City Council for zoning change from Single Family Residential to Neighborhood Services. ZC 2015-05 Motion carried 4 – 0.

Item 2 – ZC 2015-06

Hold a Public Hearing and consider, and act upon a recommendation to the City Council amending Planned Development (2015-03 & 2005-24) Braddock Place Phase IV to allow three car garages with front entry. ZC 2015-06

Staff Presentation

Ms. Ollie stated that the intent of the proposal is to modify the regulations of the number of garage doors that can face a public street. The subject property is part of the Braddock Place subdivision. The Final Plat Phase Four was approved in 2013 and created 77 single-family residential lots.

The applicant is submitting the request on behalf of the builders, requesting three car garages for lots less than 12,000 square feet, and to allow all to face the street. The builders are stating that a J-Swing driveway takes up a majority of the front yard. Currently, the PD 2015-03 allows no more than two garage doors to face the street on lots that are less than 12,000 square feet.

Thirty-one notifications were mailed to property owners within 200 feet. No comment forms were received in favor, and two comment forms were received in opposition.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Ryan Joyce, Skoburg, 8214 Westchester, Suite 710, Dallas, 75225, stated that the development will create seven lots that are larger than 12,000 square feet. There are approximately 70 lots that are less than 12,000 square feet. Currently, the PD allows for minimum two car garage facing the street. The request is strictly completely market driven, consumers are desiring the three car garages to face the street.

Front garage doors must be an architectural upgraded door and contain decorative door hardware.

Chair Smith closed the Public Hearing.

Board Action

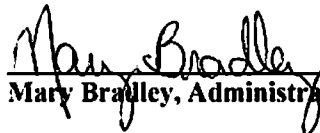
A motion was made by Commissioner Owens, and seconded by Commissioner Ahmed, to recommend approval to the City Council for Zoning Change 2015-06, Braddock Place Phase 4, with the following specific language to be included. Garage doors can be located on the primary street elevation of single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face street on a corner lot side yard. Each garage will be a minimum of two (2) cars with a maximum of three (3) car garage on lots less than 12,000 square feet or less. Motion carried 4 – 0.

ADJOURNMENT

A motion was made by Commissioner Ahmed and seconded by Commissioner Owens to adjourn the meeting at 7:20PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant